

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

Andhra Pradesh Bhavan, New Delhi – Development of surplus land at AP Bhavan, New Delhi – Construction of Integrated Multi Utility Complex at AP Bhavan – Revised Plan and selection of Developer – Approved – Reg.

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INFRASTRUCTRE & INVESTMENT(IID-2) DEPARTMENT

G.O.Ms. No. 38.

Date: 20-9-2008.

Read the following:

- 1) G.O.Ms. No. 423, GA(GH.I) Dept., dt. 14.9.2005.
- 2) G.O.Ms. No. 436, GA(GH.I) Dept., dt. 23.9.2005.
- 3) G.O.Rt. No. 4, I & I (IID-1) Dept., dt. 4.4.2007.
- 4) From VC & MD, InCAP Lr.No. INCAP/AP/B/AP Bhavan/106/2006-07, dt. 26.8.2008.

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ORDER :

The Resident Commissioner, A.P. Bhavan, New Delhi has submitted a proposal to Government for the construction of Integrated Multi Utility Complex at A.P.Bhavan, New Delhi utilizing the entire extent of surplus lands in the A.P. Bhavan, New Delhi. Accordingly Government, issued orders in the G.Os.1<sup>st</sup> & 2<sup>nd</sup> read above nominating the Infrastructure Corporation of Andhra Pradesh (INCAP) as the Executing Agency to prepare and outline the project for Construction of Integrated Office Complex and Expansion of Andhra Pradesh Bhavan, New Delhi utilising 20.222 acres of land, which is under possession of the Govt. of Andhra Pradesh at New Delhi in and around Andhra Pradesh Bhavan at Pataudi House and Nursing Hostel and execute the work.

2. The Government further decided in the said G.O. to constitute a Special Empowered Committee with Chief Secretary as the Chairperson and other senior officials as Members of the Committee to guide and monitor the progress of this project and take all required decisions for the execution of the project and to approve the design and decide if any of the suggested improvements by the Executing Agency. It was also ordered that the Nodal Agency, in consultation with the Empowered

Committee, shall decide the modalities for raising finances, finalization of architecture, selection of agency for construction, etc.,

3. In the G.O. 3<sup>rd</sup> read above orders were issued permitting Infrastructure Corporation of Andhra Pradesh (InCAP) to construct a Multi-utility Complex in the sites of 1 & 3 Ashoka Road and Nursing Hostel and to construct a Five Star Hotel including convention centre and service apartments in the site of Pataudi House, New Delhi under PPP mode and also to approach Government of India, Delhi Development Authority and other concerned for permissions, clearances and sanctions wherever required for the said project. It is further ordered that the Empowered Committee shall advise Infrastructure Corporation of Andhra Pradesh(InCAP) to finalize the bidder, who offers maximum revenue through (1) gross turnover per annum on the Hotel project and (2) minimum period of lease rental from Institutional areas.

4. The Vice Chairman & Managing Director, Infrastructure Corporation of Andhra Pradesh(InCAP) in his letter 4<sup>th</sup> read above has informed that the Govt. of India, Ministry of Urban Development has informed that the site of AP Bhavan falls within Lutyens Bungalow Zone and adjacent to Central Vista and in the Residential use Zone and hence clearance for taking up the project including Five Star Hotel is not permitted.

5. The Vice Chairman & Managing Director, InCAP has also informed Government that, after considering the guidelines of Delhi Development Authority and the market potential, it was suggested by the consultants and prudently decided to construct Andhra Pradesh International Center with state of the art facilities and Housing for the staff. Accordingly, the Technical Advisory Committee and Special Empowered Committee have reconsidered the whole issue and recommended for utilization of the lands for construction of (a) AP International Centre with main Convention Hall, Guest rooms, Art Gallery with Food courts, Club House (b) an Office Complex, an Auditorium Complex, Conference Halls, Function/Banquet Hall, Staff quarters for exclusive use by the Resident Commissioner and staff and (c) Cottages for His Excellency the Governor, Hon'ble Chief Minister and suites for visiting dignitaries and meeting halls. The VC & MD, InCAP has further informed that the consultants evaluated the Expression of Interest (EOI) proposals and the Special Empowered Committee in its meeting held on 12.8.2008 has selected M/s. Nagarjuna

Construction Company Ltd. – NCC Infra Holdings Ltd., Hyderabad Consortium as the successful Bidder for Construction of Multi-utility Complex at AP Bhavan, New Delhi in the total Project Site area of 19.84 acres ( AP Bhavan area – 8.42 Acs., Old Nursing Hostel area – 3.78 acs., Pataudi House area – 7.64 acs.). The total Built-up area is 8,37,313 Sqft., out of which, the exclusive facilities for Govt. of A.P. is 3,95,330 Sqft. and for Developer is 4,41,983 Sqft. The Project Cost for the purpose of Revenue Model and also for calculation of Project IRR and Equity IRR is taken as Rs. 1064.76 crores. The Developer will pay an annual minimum guaranteed amount fixed at Rs. 45.00 crores during the first 10 years from Commercial Operations Date (COD), Rs. 60.00 crores during the next 10 years and Rs. 75.00 crores during the last 10 years. In addition, the Bidder offered 12.345% revenue share to the Government. The VC&MD, InCAP has also informed that there will be no financial assistance from GoAP/InCAP for development of this project.

6. The Vice Chairman & Managing Director, InCAP has therefore requested the Government (1) to approve the concept of construction of (a) AP International Centre with main Convention Hall, Guest rooms, Art Gallery with Food courts, Club house (b) an Office Complex, an Auditorium Complex, Conference Halls, Function/Banquet Hall, Staff quarters for exclusive use of the Resident Commissioner and staff (c) Cottages for His Excellency Governor and Hon'ble Chief Minister as against the earlier proposal of development of Five Star hotel at Pataudi House site approved vide G.O.Ms. No. 4, dt. 4.4.2007 (2) to ratify the action taken by InCAP for the development of the Project as per the revised model, in anticipation of Government orders (3) to approve the highest bid of Consortium of M/s. Nagarjuna Construction Limited and NCC Infra Holdings Ltd.

7. After careful consideration and based on the recommendations of the Special Empowered Committee, Government hereby accord approval to the Revised concept of the A.P.Bhavan Project, New Delhi, as indicated in para-5 above under BOT basis through PPP mode and also approve the highest bid of M/s. Nagarjuna Construction Company Limited – NCC Infra Holdings Ltd. Consortium with agreed payment of annual minimum guaranteed amount and revenue share to the State Government as mentioned in para-5 above. The licence period of the project is for 30 years from Commercial Operation Date. The Concessionaire shall construct and complete the project within 30 months from the date of signing Development Agreement, which

includes 6 months period for getting project clearances. Government hereby also ratify the action of the Vice Chairman & Managing Director, InCAP in implementing the Revised Concept Plan as per the recommendations of the Special Empowered Committee, in anticipation of the Government orders.

8. The VC&MD, InCAP shall take necessary action accordingly.

9. This order issues with the concurrence of the Fin.(Expr. PW) Dept. vide their U.O. Note No. 25247/1238/A2/Expr.PW/08, dt. 04-9-2008.

(By order and in the name of the Governor of Andhra Pradesh)

Dr. Manmohan Singh,  
Secretary to Government.

To  
The Vice Chairman & Managing Director,  
Infrastructure Corporation of Andhra Pradesh,  
(InCAP), Hyderabad.

Copy to:  
The Resident Commissioner,  
A.P. Bhavan, New Delhi.  
The A.G., AP, Hyd.,  
The Fin (Expr.PW) Dept.  
SF/SC

//Forwarded:: By Order//

SECITON OFFICER